

BRUNTON

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ASCOT DRIVE, NORTH GOSFORTH, NE13

Offers Over £245,000

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Charming Semi-Detached Home With Three Bedrooms, Principal En-Suite, Spacious Kitchen/Diner, Detached Garage, Driveway, And Enclosed Garden.

The property offers a good-sized kitchen/diner opening to the garden, three well-proportioned bedrooms including a principal with en-suite. Externally, the property provides a detached garage, private driveway for multiple vehicles, and an enclosed garden ideal for outdoor use.

Located in North Gosforth, the home enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links into Newcastle and beyond.

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A welcoming entrance hall with stairs to the first floor and access to the ground-floor WC. To the left is a spacious, dual-aspect lounge offering plenty of natural light.

Spanning the width of the property is the modern kitchen/diner, fitted with a range of wall and base units and integrated appliances including an oven, hob and extractor fan. There is ample space for a dining table, a window overlooking the garden and French doors providing direct access to the outdoor space as well as under stair store.

The landing leads to three bedrooms. The principal bedroom is a generous double with a private en-suite shower room and built in wardrobes. The second bedroom is also a spacious double, while the third is a versatile single bedroom ideal as a guest room, nursery or home office. A contemporary family bathroom completes the first floor, fitted with a bath, wash basin and WC.

The property enjoys a good-sized side garden, mainly laid to lawn with a paved seating area and fenced boundaries, offering a pleasant and enclosed space that catches the evening sun. Additional benefits include a detached garage and driveway providing off-street parking.



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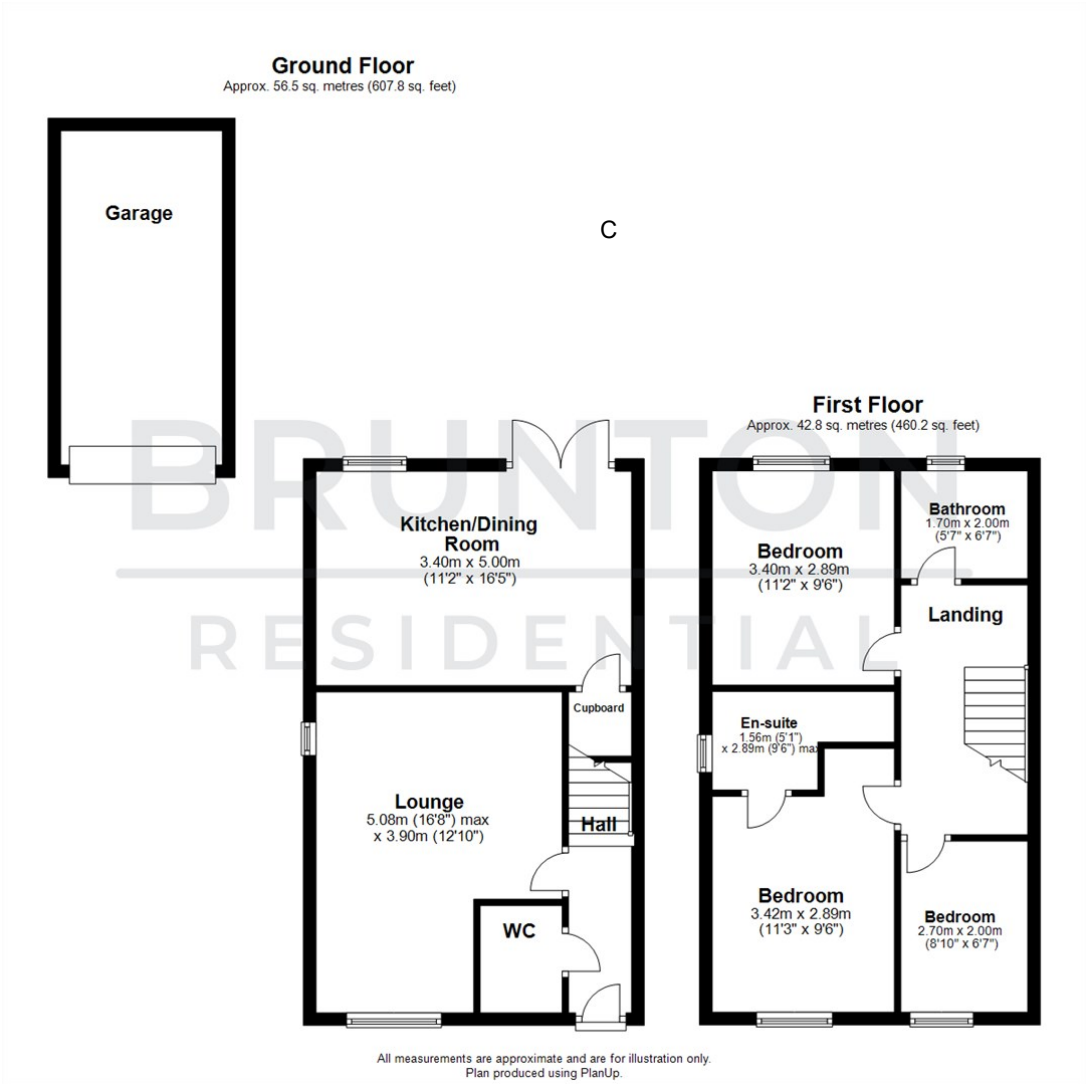
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		